

STATE MS.-DE SOTO CO.
FILED

Oct 2 9 50 AM '96

BK 307 PG 180
W.E. DAVIS CH. CLK.

Prepared by and return to:
Hugh H. Armistead, Attorney
P.O. Box 609
Olive Branch, MS 38654
(601) 895-4844

KEVIN RALPH WAGNER, ET UX,**GRANTORS****TO****WARRANTY DEED****JAMES R. WAGNER, ET UX,****GRANTEES**

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, **KEVIN RALPH WAGNER and wife, JEANNA M. WAGNER**, do hereby sell, convey and warrant unto **JAMES R. WAGNER and wife, NEVA N. WAGNER**, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being in DeSoto County, Mississippi, described as follows, to-wit:

Lot 18 and the North 30 feet of Lot 17 in Woodland Lake Subdivision in the village of Maywood, located in Section 28, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 1, at Page 10, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in the City of Olive Branch, DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior reservation or conveyance, together with the release of damages of, minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Taxes for the year 1996 are to be prorated and possession is to take place upon delivery of this deed.

WITNESS MY SIGNATURE, this the 24th day of September, 1996.



KEVIN RALPH WAGNER



JEANNA M. WAGNER

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 24th day of September, 1996, within my jurisdiction, the within named KEVIN RALPH WAGNER and JEANNA M. WAGNER, who acknowledged that they executed the above and foregoing Warranty Deed.




NOTARY PUBLIC

Grantor's Address: 375 Highway 305 South, Olive Branch, MS 38654
Home # (601) 895-8180; Work # (601) 895-6041

Grantees' Address: 6815 Whipporwill, Olive Branch, MS 38654
Home # (601) 895-5310; Work # (901) 765-1919